

121.0

Map

0002

Block

0014.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 830,600 /

USE VALUE: 830,600 /

ASSESSed: 830,600 /

Total Card /

Total Parcel

830,600

830,600

830,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		PEABODY RD, ARLINGTON

OWNERSHIP

Owner 1:	GROSSMAN SHARON & IRWIN S			
Owner 2:				
Owner 3:				
Street 1:	16 PEABODY RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02476	Type:		

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Cntry	
Postal:			

NARRATIVE DESCRIPTION

This parcel contains .097 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1917, having primarily Wood Shingle Exterior and 2027 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4237		Sq. Ft.	Site		0	90.	1.29	10									492,400						492,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4237.000	338,200		492,400	830,600
Total Card	0.097	338,200		492,400	830,600
Total Parcel	0.097	338,200		492,400	830,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	409.73	/Parcel:	409.73

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	338,200	0	4,237.	492,400	830,600		Year end	12/23/2021
2021	101	FV	327,700	0	4,237.	492,400	820,100		Year End Roll	12/10/2020
2020	101	FV	327,700	0	4,237.	492,400	820,100	820,100	Year End Roll	12/18/2019
2019	101	FV	256,100	0	4,237.	519,800	775,900	775,900	Year End Roll	1/3/2019
2018	101	FV	255,500	0	4,237.	383,000	638,500	638,500	Year End Roll	12/20/2017
2017	101	FV	255,500	0	4,237.	366,600	622,100	622,100	Year End Roll	1/3/2017
2016	101	FV	255,500	0	4,237.	339,200	594,700	594,700	Year End	1/4/2016
2015	101	FV	249,100	0	4,237.	284,500	533,600	533,600	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOONE PATRICA/E	28977-602		8/17/1998		241,500	No	No		Y

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOONE PATRICA/E	28977-602		8/17/1998		241,500	No	No		Y

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOONE PATRICA/E	28977-602		8/17/1998		241,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/10/2010	2399	New Wind	11,138					REPL 7 WINDOWS
11/5/2009	1123	New Wind	8,954					
11/14/2000	907	Porch	22,000	C				WINTERIZE EXISTING
3/31/1999	166	Alterati	15,000					7X3 KIT ADD/REMODE

ACTIVITY INFORMATION

Date	Result	By	Name
4/28/2018	MEAS&NOTICE	HS	Hanne S
11/18/2017	MEAS&NOTICE	HS	Hanne S
12/6/2008	Meas/Inspect	345	PATRIOT
12/29/1999	Inspected	276	PATRIOT
12/20/1999	Missed Appt.	276	PATRIOT
11/17/1999	Mailer Sent		
10/28/1999	Measured	266	PATRIOT
1/1/1982		CM	

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_/\_\_\_/\_\_\_

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

## GENERAL INFORMATION

Type: 6 - Colonial

Sty Ht: 2 - 2 Story

(Liv) Units: 1      Total: 1

Foundation: 3 - BrickorStone

Frame: 1 - Wood

Prime Wall: 1 - Wood Shingle

Sec Wall:

Roof Struct: 3 - Gambrel

Roof Cover: 1 - Asphalt Shgl

Color: GRAY

View / Desir:

## GENERAL INFORMATION

Grade: C+ - Average (+)

Year Blt: 1917      Eff Yr Blt:

Alt LUC:

Alt %:

Jurisdic: G12      Fact:

Const Mod:

Lump Sum Adj:

## INTERIOR INFORMATION

Avg Ht/FL: STD

Prim Int Wal 2 - Plaster

Sec Int Wall:

Partition: T - Typical

Prim Floors: 3 - Hardwood

Sec Floors: 4 - Carpet      15%

12 - Concrete

Subfloor:

Bsmnt Gar:

Electric: 3 - Typical

Insulation: 2 - Typical

Int vs Ext: S

Heat Fuel: 1 - Oil

Heat Type: 5 - Steam

# Heat Sys: 1

% Heated: 100      % AC:

Solar HW: NO      Central Vac: NO

% Com Wal      % Sprinkled

## MOBILE HOME

## SPEC FEATURES/YARD ITEMS

Make:

Model:

Serial #

Year:

Color:

Code

Description

A Y/S

Qty

Size/Dim

Qual

Con

Year

Unit Price

D/S

Dep

LUC

Fact

NB Fa

Appr Value

JCod

JFact

Juris. Value

2

Frame Shed

D Y

1

8X8

G

GD

1998

0.00

T

12.6

101

More: N

Total Yard Items:

Total Special Features:

Total:

## BATH FEATURES

Full Bath 1      Rating: Average

A Bath:      Rating:

3/4 Bath:      Rating:

A 3QBth      Rating:

1/2 Bath: 1      Rating: Average

A HBth:      Rating:

OthrFix:      Rating:

## OTHER FEATURES

Kits: 1      Rating: Good

A Kits:      Rating:

Frpl: 1      Rating: Average

WSFlue:      Rating:

## CONDO INFORMATION

Location:

Total Units:

Floor:

% Own:

Name:

## DEPRECIATION

Phys Cond: AG - Avg-Good      26.%

Functional:      %

Economic:      %

Special:      %

Override:      %

Total:      26.4%

## CALC SUMMARY

Basic \$ / SQ: 130.00

Size Adj.: 1.16795588

Const Adj.: 1.00819945

Adj \$ / SQ: 153.079

Other Features: 78500

Grade Factor: 1.10

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 459556

Depreciation: 121323

Depreciated Total: 338233

## COMMENTS

SCUTTLE.

## RESIDENTIAL GRID

1st Res Grid      Desc: Line 1      # Units 1

Level      FY      LR      DR      D      K      FR      RR      BR      FB      HB      L      O

Other

Upper

Lvl 2

Lvl 1

Lower

Totals      RMs: 7      BRs: 3      Baths: 1      HB 1

## REMODELING

Exterior:

Interior:

Additions:

Kitchen:

Baths:

Plumbing:

Electric:

Heating:

General:

## RES BREAKDOWN

No Unit      RMS      BRS      FL

1      7      3      M

Totals

1      7      3

## COMPARABLE SALES

Rate      Parcel ID      Typ      Date      Sale Price

WtAv\$/SQ:

AvRate:

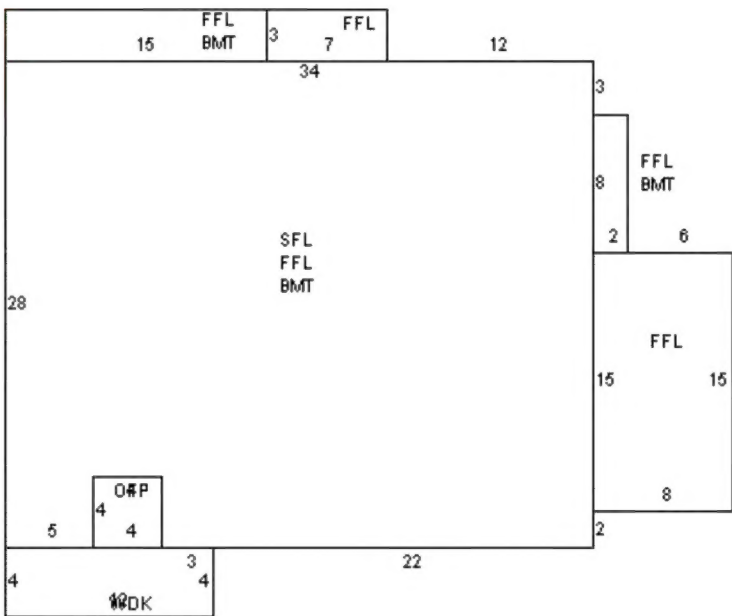
Ind.Val

Juris. Factor: 1.00      Before Depr: 168.39

Special Features: 0      Val/Su Net: 125.77

Final Total: 338200      Val/Su SzAd 166.83

## SKETCH



## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,138	153.080	174,204
SFL	Second Floor	889	153.080	136,118
BMT	Basement	598	45.920	27,472
WDK	Deck	48	16.130	774
OFP	Open Porch	16	44.360	710
Net Sketched Area:		2,689	Total:	339,278
Size Ad	2027.2000	Gross Area	3135	FinArea 2027

## SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	60				
SFL	95				

## IMAGE



AssessPro Patriot Properties, Inc